

Draft of 03.13.2013

Chadds Ford Township
Delaware County, PA

Planning Commission Meeting
Tuesday, February 12, 2013
7:00PM

Officials Present:

Craig Huffman, Chairman

Bill Gross, Vice Chairman

Mike Ashmore, Commissioner

Judy Lizza, Manager

Joe Mastronardo, Engineer

Matt DiFilippo, Secretary

Call to Order

The meeting was called to order by Chairman Huffman at 7:00PM.

Approval of Minutes

Upon motion and second (Ashmore/ Gross) the PC approved the minutes of January 9, 2013.

One correction was pointed out by Commissioner Ashmore regarding Bill Mock nominating Bill Gross as Vice Chairman, and not Bill Gross nominating himself.

Public Comment

There was no public comment.

Old Business

Manager Lizza reported that Brandywine East, LP filed an extension for time, until April 4, 2013, for the Planning Commission to consider recommending the applicant's SLDO to the Board of Supervisors'. Chairman Huffman inquired about the traffic studies regarding Brandywine East, LP, and that the traffic studies will help the PC make a decision in recommending the project to the Board of Supervisors. Commissioner Ashmore and Chairman Huffman discussed the extension and when the Planning Commission must make a decision.

New Business

Rob Gundlach, the attorney representing Carlino Development, introduced Langan Engineer Chirac Shirag who presented the recently submitted plans for the proposed development at 1751 Wilmington Pike planned to include a Wegman's. The actual property, neighboring Stan Saft's property, Township of Concord's Overlay District, the Zoning Hearing Board appearances with both the Township of Concord and Chadds Ford Township, and the relationship with Applied Card and the use Applied Card Way were all discussed.

Main topics discussed were the use of Applied Card Way, completion of the Loop Road, traffic and truck flow in and out of the proposed shopping center, the deceleration lane on 202, meetings with PENNDOT and traffic studies, Brandywine East's proposal and its possible future effect on traffic, lighting and Chadds Ford Township's lighting ordinance and possible zoning relief, the Vietnam War Memorial and the proposed green area, the wetlands, what buildings are currently there and will stay and what buildings will be demolished, the parking lot layout, and Pennoni's review letter.

Ray Ott, Land Planner hired by Chadds Ford Township to review the plans presented his comments, which included: the Vietnam Veteran's Memorial, pedestrian sidewalks, streetscapes, lighting and traffic, parking lot layout and entrances and exits into the proposed shopping center including Applied Card Way and its use.

Peter Miller, Carlino Developer, made some comments, as well as Rob Gundlach, regarding Pennoni's review letter and complying with all issues. Peter Miller discussed the lighting ordinance in Chadds Ford Township and possible relief.

Draft HARB Ordinance

Grammatical errors and language were discussed. Chairman Huffman postponed recommending the Ordinance for another month.

Renewable Energy Ordinance

Chairman Huffman postponed recommending the Renewable Energy Ordinance.

Announcement

Chairman Huffman announced that Scott Dickinson offered his resignation from the Planning Commission and that he and his wife are moving to North Carolina.

Adjournment

Upon motion and second (gross/ ashmore) the meeting was adjourned at 8:31PM.

Respectfully Submitted,

Matt DiFilippo
Secretary